

CHAPTER 5

CEQA Overview

This chapter presents the evaluation of other types of environmental impacts required by CEQA that are not covered within the other chapters of this EIR. The other CEQA considerations include environmental effects that were found not to be significant, growth-inducing impacts or significant and unavoidable adverse impacts.

A. Less Than Significant Impacts

Initial Study

The following impacts were deemed less than significant based on the results of the Initial Study in Appendix A.

- Agricultural Resources
- Air Quality - creation of objectionable odors affecting a substantial number of people
- Biological Resources
- Cultural Resources - Historic
- Geology and Soils:
 - Exposure of people or structures to risk from:
 - Rupture of a known earthquake fault
 - Strong seismic ground shaking
 - Landslides
 - Expansive soil
 - Soils incapable of adequately supporting the use of septic tanks
- Hazards
 - Hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials
 - Exposure to public/environment to release of hazard
 - Emit hazardous emissions or handle hazardous materials within one quarter mile of an existing or proposed school

- Safety Hazards in a location within an airport land use plan/private airstrip
 - Impairment of emergency response plan
 - Wildland fires
- Hydrology and Water Quality
 - Place housing within 100-year flood zone
 - Flooding from failure of levee or dam
 - Inundation of seiche, tsunami, or mudflow
- Land Use
 - Division of a established community
 - Conflict with habitat conservation plan
- Mineral Resources
- Noise - airport noise impacts
- Population and Housing - displacement of existing housing/people
- Public Services - other public facilities (roadway maintenance)
- Transportation/Traffic
 - Change air traffic patterns
 - Emergency access
 - Conflict with alternative transportation plans/policies
- Utilities and Service Systems
 - Result in construction of new storm water drainage facilities
 - Comply with solid waste regulations

EIR

The following impacts were found to be less than significant in this EIR:

- Aesthetics
- Air Quality –
 - Construction – expose sensitive receptors to increased toxic air contaminants
 - Operation – adverse impacts to localized ambient air quality
 - Operation – compatibility with regional/local air quality policies
- Hydrology, Water Quality and NPDES – alter site drainage pattern
- Land Use – conflict with existing land use plan

- Noise
 - Construction – temporary increase in ambient noise
 - Construction – groundborne vibration
 - Operations – permanent increase in noise from mobile sources
 - Operations – permanent increase in noise from stationary sources
 - Operations – groundborne vibration
- Population and Housing – induce substantial population growth
- Public Services and Utilities
 - Fire protection
 - Police protection
 - Schools
 - Increase demand for wastewater facilities
 - Increased demand for water
- Transportation and Circulation
 - Exceed established LOS standard established by the County CMP agency for designated roads and highways
 - Substantially increase hazards due to design feature or incompatible uses
 - Parking

B. Adverse Impacts That Can Be Mitigated to Less Than Significant

The following impacts could be significant, but mitigation measures are available that would reduce the potential impacts to a less than significant level.

- Aesthetics
 - Degrade visual character
 - Light and glare impacts
- Cultural Resources
 - Disturb previously unknown archaeological resource
 - Disturb previously unknown paleontological resource
- Geology and Soils
 - Expose people or structures to seismic events
 - Soil erosion or loss of topsoil

- Unstable geologic unit
- Hazards – located on a site included on a list of known hazardous materials
- Water quality – construction impacts
- Public services and utilities – solid waste
- Recreation – conflict with recreation and open space objectives

C. Significant Unavoidable Impacts

CEQA Guidelines Section 15126.2(b) requires a discussion of any significant impacts that cannot be reduced to levels of insignificance. The following impacts would be significant and unavoidable after implementation of mitigation measures:

- Air Quality – construction (ROC); operation (ROC, NO_x and CO)
- Traffic – project related impacts at the following intersections:
 - Seventh Street/PCH
 - SR-22 westbound on-ramp/Studebaker Road
 - Second Street/Studebaker Road (if the proposed Boeing project and associated mitigation measures do not proceed).

In addition, project related impacts at the following intersections would be significant, because proposed mitigation and/or proposed improvements that affect the intersections would require additional agency approvals other than the City and therefore their implementation cannot be guaranteed:

- Loynes Drive/PCH (proposed mitigation requires Caltrans concurrence)
- Second Street/PCH (in the event Shopkeeper Road cannot be extended)
- Second Street/Marina Drive (proposed new signal on PCH requires Caltrans concurrence)
- Traffic – cumulative impacts at the following intersections:
 - Atherton Street/Bellflower Boulevard (AM/PM peak hours)
 - Seventh Street/Park Avenue (AM/PM peak hours)
 - Seventh Street/PCH (AM/PM peak hours)
 - Seventh Street/Bellflower Boulevard (AM/PM peak hours)

- SR-22 westbound on-ramp/Studebaker Road (PM peak hour)
- Second Street/Bay Shore Avenue (PM peak hour)
- Second Street/Studebaker Road (AM peak hour)
- PCH/Seal Beach Boulevard (AM peak hour)
- PCH/Loynes Drive (AM/PM/Saturday peak hours)
- Second Street/PCH (AM/PM/Saturday peak hours)
- Studebaker Road/PCH (AM/PM peak hours)

D. Significant Irreversible Environmental Changes

Project construction and operation would result in an irretrievable and irreversible commitment of natural resources through the use of fossil fuels and construction materials. The proposed project also involves the commitment of land to an integrated retail mixed-use community. Since the proposed project would involve only incremental use of nonrenewable resources and would be located on land already zoned for urban use, it would not result in a significant and irreversible environmental change.

E. Growth Inducing Impacts

Pursuant to Section 15126.2(d) of the *CEQA Guidelines*, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

“[An EIR shall] discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

As discussed below, this analysis evaluates whether the proposed project will directly, or indirectly, induce economic, population, or housing growth in the surrounding environment.

Direct Growth Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction's general plan and zoning ordinance that allows new residential development to occur. The construction of the proposed project, with regulatory controls that are detailed in Section 3G. Land Use, would be consistent with the City's General Plan and Zoning Code and would not be growth inducing, but growth accommodating. The proposed project would require General Plan, LCP, and PD-1 Amendments to allow for the proposed residential land use. The proposed project would also require Standards Variances for less than the required setback along Second Street and less than the required amount of open space. Such changes could set a precedent in the City, but the proposed project addresses other needs that local land use plans identify as priorities such as mixing residential and retail land uses in the project area and providing high-density infill projects.

The proposed project would generally provide employment opportunities to construction workers, retail and restaurant workers, and residential support services (housekeepers, etc.) that are already present in the region. The project would also respond to a demand for housing in the region.

The project is located in an urbanized area, no extension or expansion of infrastructure beyond that already under consideration would be required to accommodate the project.

Indirect Growth-Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of infrastructure in an area in which the public service currently meets demand. Examples would be increasing the capacity of a sewage treatment plan, or a roadway beyond that needed to meet existing demand. The proposed project would not indirectly induce growth.